

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 29, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District

ABSENT: None

The meeting was called to order at 8:16 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center on the following dates:

- Wednesday, February 19, 2014 (Presentation from Mitre regarding energy usage in buildings)
- Thursday, March 6, 2014 (Discussion on electric vehicle supply equipment)
- Thursday, March 20, 2014 (Discussion on electric vehicle supply equipment)
- Thursday, May 8, 2014 (*Tentative* date for Workshop; Time and location to be determined)

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RENAMING WILLIAMSBURG MANOR PARK IN HONOR OF FORMER MOUNT VERNON DISTRICT COMMISSIONER JOHN BYERS

Chairman Murphy: I've been informed, and I've been in touch with Supervisor Hyland on emails with regarding this, but there's an effort in the Mount Vernon District to name Williamsburg Manor Park after John Byers and, as you all know, John served 20 years on the Planning Commission, 10 of those years as the Planning Commission Vice Chairman. He also served in - on other boards and authorities before and after his service to the Planning Commission. He has done an extraordinary job and he passed away last year. He did an extraordinary job supporting

the Planning Commission, the Board of Supervisors, the Mount Vernon District, and the citizens, and the county. So I would like to entertain a motion for unanimous consent that we relay to Supervisor Hyland that we support that Williamsburg Park [*sic*] be named for John Byers, who served with distinction, dedication, and integrity.

Commissioners: Second.

Commissioner de la Fe: So moved.

Chairman Murphy: So moved by Mr. de la Fe. Is there a second to the motion?

Commissioners Hall and Hart: Second.

Chairman Murphy: Seconded by Mr. Hart and Ms. Hall. Is there a discussion?

Commissioner de la Fe: Everybody. Everybody.

Chairman Murphy: Everybody seconded.

Commissioner Hall: Everybody's –

Chairman Murphy:

Chairman Murphy: All right, all those in favor of the motion, please signify by saying aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

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In the absence of Secretary Hall, Chairman Murphy established the following order of the agenda:

1. PA 2013-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (PROCEDURAL REFERENCES)
2. 2232-H13-11 – NEWPATH NETWORKS, LLC

This order was accepted without objection.

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PA 2013-CW-2CP – COMPREHENSIVE PLAN AMENDMENT  
(PROCEDURAL REFERENCES) – To consider proposed revisions  
to the Comprehensive Plan for Fairfax County in accordance with

the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment proposes to revise guidance regarding the Comprehensive Plan review process to reflect the adoption of Fairfax Forward. Editorial changes are also proposed. COUNTYWIDE. PUBLIC HEARING.

Thomas Merce, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the Amendment PA 2013-CW-2CP.

Commissioner Sargeant referred to Community Participation Mechanisms on page 19 of the staff report noting all of the other bullets referenced a source for implementation except for the sixth bullet regarding technology and requested that language be added to do so. In addition, he referenced pages 25 and 26 and asked whether the page numbers provided in each recommendation would be changed with the proposed edits. Meghan Van Dam, PD, DPZ, explained that some of them would.

Commissioner Hart suggested that the language in the sixth bullet was somewhat unclear with regard to public participation. After a brief discussion between Commissioners Hart and Sargeant and Ms. Van Dam, it was agreed that language regarding the county's contribution to public participation through social media tools and its websites.

At Chairman Murphy's suggestion, Ms. Van Dam ensured him that staff would review the document to ensure the phrase "Capital Improvement Plan" was singular throughout.

Chairman Murphy called the one listed speaker and recited the rules for testimony.

Inda Stagg, representing Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Arlington, explained that her firm supported Fairfax Forward and commended staff for taking the time to talk with representatives about the program. She explained, however, that there were situations where Board authorized Plan Amendments were appropriate and said she was hopeful that this program would not preclude such applications.

An extended discussion ensued during which the Commissioners and county staff discussed the circumstances that might warrant authorization of such exceptions.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hedetniemi for action on this case.

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Commissioner Hedetniemi: Mr. Chairman, thank you. In light of the suggested text amendment on page 19, I'd like to suggest that we defer this vote until March – April – February 6 and, at that point, we will have new language for the text on page 19 with regard to public participation, and hopefully we'll be able to sail this directly through. So Mr. Chairman, I MOVE THAT THE

PLANNING COMMISSION DEFER THE RECOMMENDATION TO ADOPT PLAN  
AMENDMENT 2013-CW-2CP UNTIL A DATE CERTAIN OF FEBRUARY 6.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to defer decision only on Plan Amendment PA 2013-CW-2CP to a date certain of February 6<sup>th</sup>, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Litzenberger was absent from the meeting.

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2232-H13-11 – NEWPATH NETWORKS, LLC – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a Distributed Antenna System (DAS) telecommunications facility, consisting of seven nodes: five antenna nodes collocated on replacement utility poles and two new utility poles in Virginia Department of Transportation rights-of-way for portions of Hunter Mill and Lawyers Roads and within Virginia Power easement. Portions of DAS telecommunications facility are located in Tax Maps 37-2, 38-1, and 37-4. HUNTER MILL DISTRICT. PUBLIC HEARING.

Commissioner Sargeant disclosed that as an employee of Dominion Resources, a parent company for Dominion Virginia Power, he would recuse himself from this public hearing.

Commissioner de la Fe noted that although this application was identified as being in the Hunter Mill District, he pointed out that Providence and Sully Districts would also have sites.

Richard Lambert, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He recommended that Planning Commission find the application substantially in accord with provisions of the adopted Comprehensive Plan.

Commissioner de la Fe asked for clarification that five of the Distributed Antenna Systems DAS nodes would be replacements and two would be new. Mr. Lambert confirmed that as correct.

Ed Donohue, Applicant's Agent, Donohue & Stearns, PLC, explained that the application would complement and enhance the existing Hunter Mill DAS. He pointed out that the applicant proposed to collocate three carriers and said that, through close cooperation with Dominion Virginia Power, the applicant was able to reduce the heights of the poles. He added that there

would be two new poles, with light pole attachments, because the surrounding poles in the area were either at capacity or unable to accommodate DAS nodes. He said that he had met with the Hunter Mill Land Use Committee in December and received its support. He added that weather had prevented his meeting with the Sully District Land Use Committee, but stated that he would meet with them shortly.

Commissioner Lawrence asked about the need for expanding the existing DAS. Mr. Donohue stated that the need arose from the increase in the number of wireless devices as well as broadband use. He also noted that a portion of the frequency span would be allocated for machine-to-machine communication, which could result in public benefit.

Commissioner Flanagan asked Mr. Donohue whether the new poles would be similar to the existing nearby structures. Mr. Donohue said yes and reiterated that the proposed system would collocate three carriers. When Commissioner Flanagan asked how the system might accommodate more carriers, Mr. Donohue explained that although the existing electronics boxes and fiber optics might be able to accommodate the carriers, it was likely that additional poles would be required.

Commissioner Hurley referenced Historic Preservation on page 6 of the staff report and asked Mr. Donohue whether he had committed to contact the Virginia Department of Historic Resources to determine whether a Section 106 review would be required. Mr. Donohue explained that the applicant was committed to doing one for this application, as it had in the previous DAS applications along Hunter Mill Road.

Commissioner de la Fe noted that Commissioner Litzenberger had expressed support for the facility located in Sully District.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case.

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Commissioner de la Fe: Thank you, Mr. Chairman. I agree with staff and MOVE THAT THE PLANNING COMMISSION FIND THAT 2232-H13-11, WITH THE APPLICANT BEING NEWPATH NETWORKS, LLC, FOR A TELECOMMUNICATIONS DISTRIBUTED ANTENNA SYSTEM, ALONG HUNTER MILL ROAD, IS IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, AND MOVE THAT WE APPROVE THE SEVEN-NODE APPLICATION.

Commissioners Lawrence and Hall: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to approve 2232-H13-11, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioners Lawrence and Hall seconded the motion which carried by a vote of 10-0. Commissioner Sargeant recused himself from the vote; Commissioner Litzenberger was absent from the meeting.

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The meeting was adjourned at 9:04 p.m.

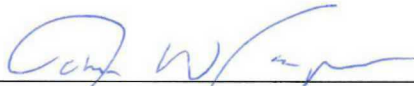
Peter F. Murphy, Chairman

Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: September 18, 2014



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John W. Cooper, Clerk to the  
Fairfax County Planning Commission